

PELLA COMMUNITY SCHOOL DISTRICT FACILITY PLAN

HIGH SCHOOL

PROJECTS BY PRIORITY

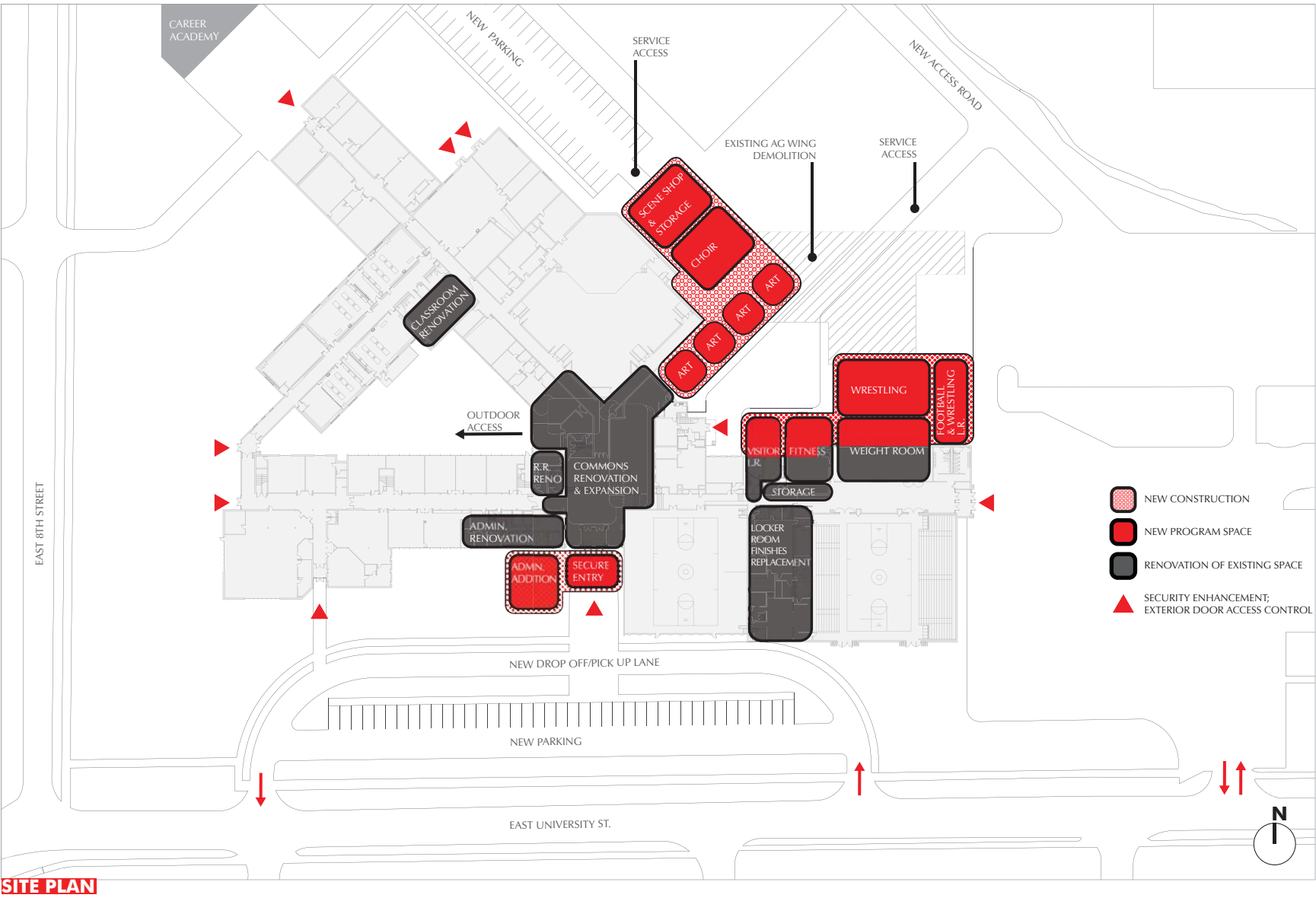
1. SAFETY AND SECURITY

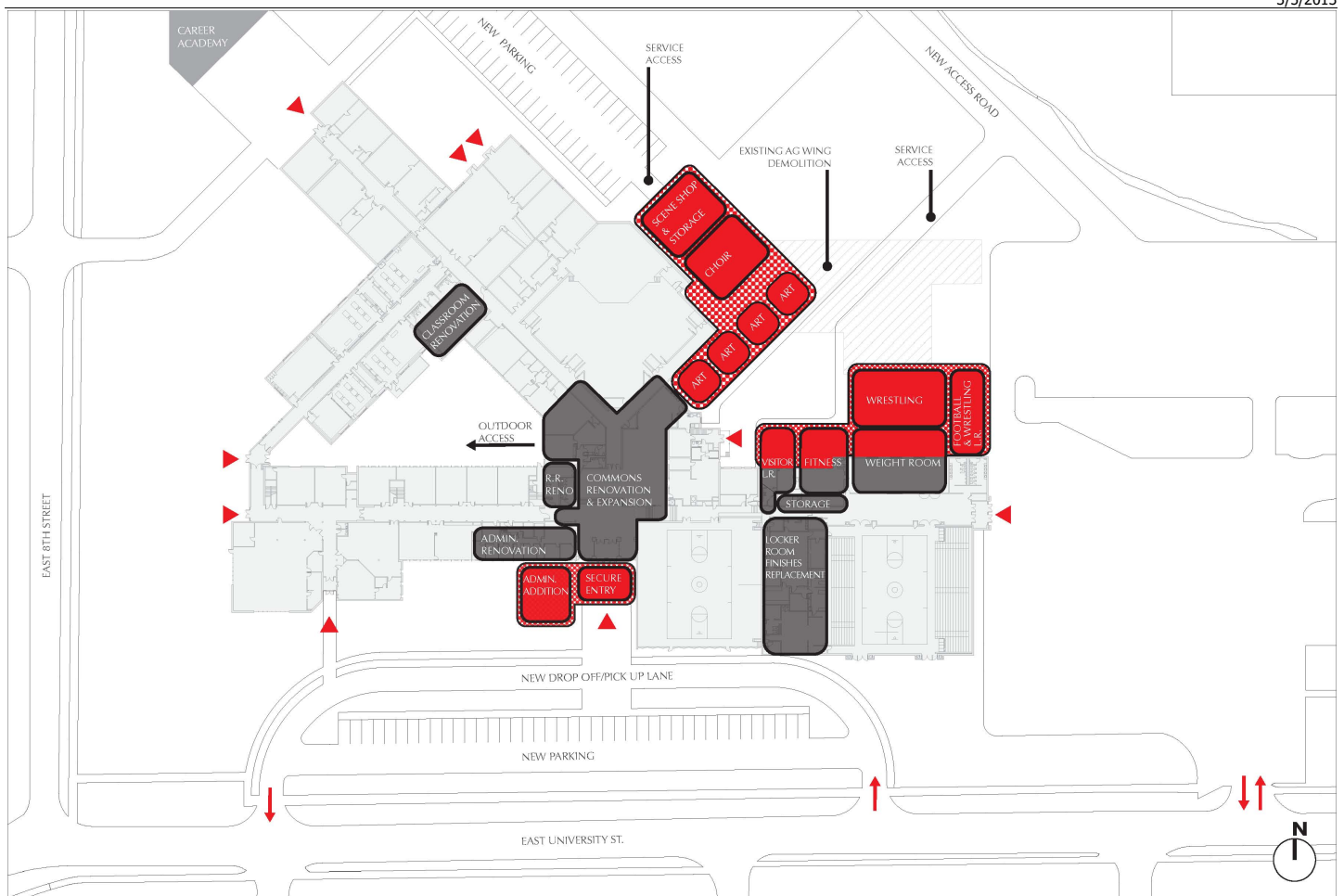
- Security Enhancements
 - Door Access/Card Readers at All Exterior Doors
 - Increase Number of Security Cameras
 - Increase Classroom Safety and Security with Lockable Doors
- Secured Main Entrance
 - Entry Renovation
 - Administrative Addition and Renovation
- Improve Vehicle Circulation and Safety
 - Drop-Off/Pick-Up Loop
 - Visitor Parking
 - ADA Accessibility
 - North Access Road
 - Circulation Loop Through the Site
 - Service Access Road

2. STUDENT LEARNING SPACE

- Industrial Technology
 - Relocate to Proposed Career Academy
 - Demolish Existing
- Arts Addition
 - Relocate Arts Department
 - Demolish Existing
- Performing Arts Addition
 - Choir Room
 - Scene Shop and Storage
- Athletic Renovation/Addition
 - Relocate Wrestling Room
 - Demolish Existing
 - Weight Room Expansion
 - Fitness Room Expansion
 - Relocate Locker Room (Football and Wrestling)
 - Demolish Existing
 - Locker Room Renovation (Visitors)

- Locker Room Finishes Replacements (Existing)
- Athletic Storage
- Commons Expansion/Renovation
 - Expand Seating Capacity
 - Access Daylight and Existing Outdoor Courtyard
 - ADA Accessibility





PELLA COMMUNITY SCHOOL DISTRICT FACILITY PLAN

MIDDLE SCHOOL

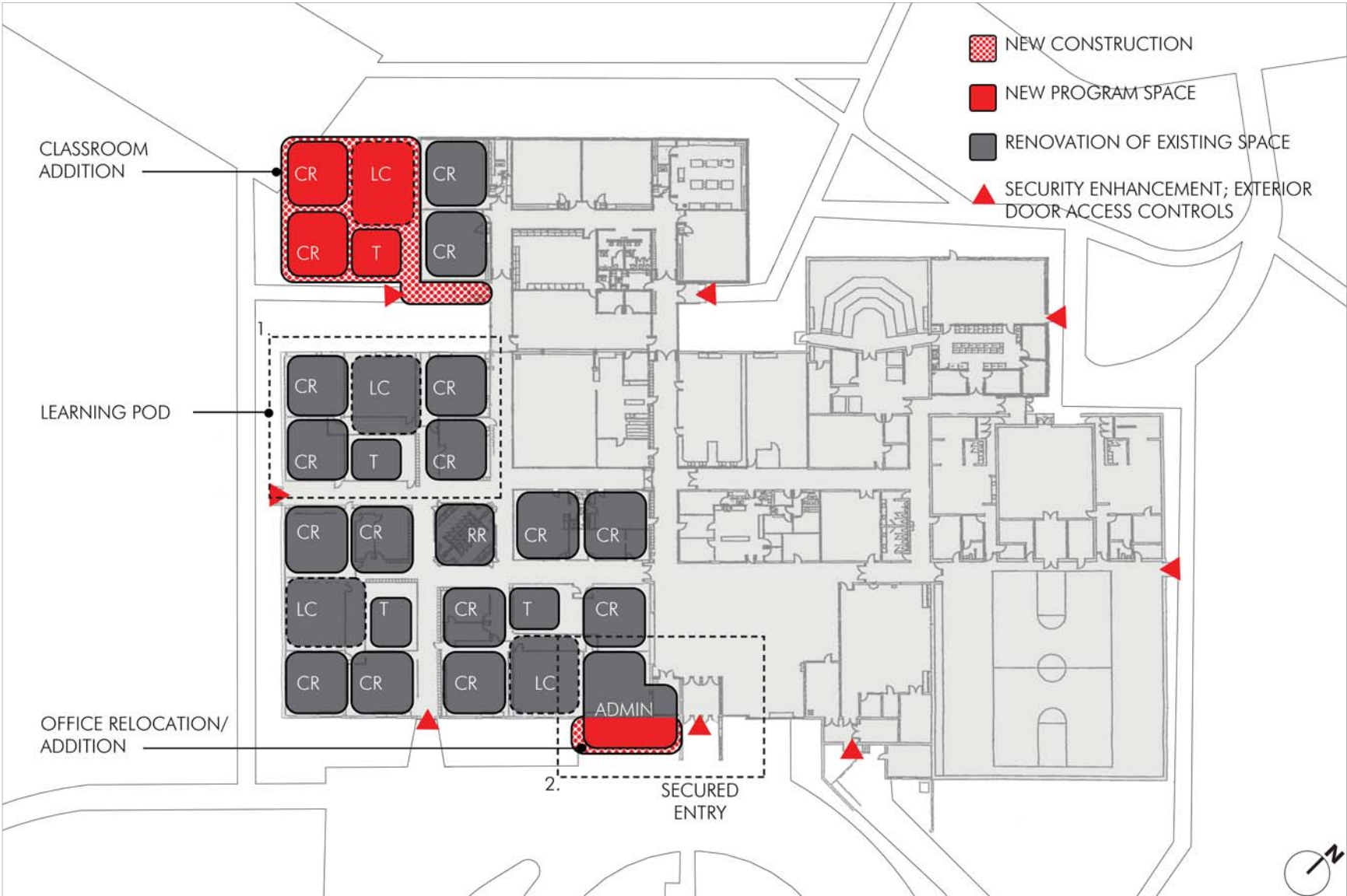
PROJECTS BY PRIORITY

1. SAFETY AND SECURITY

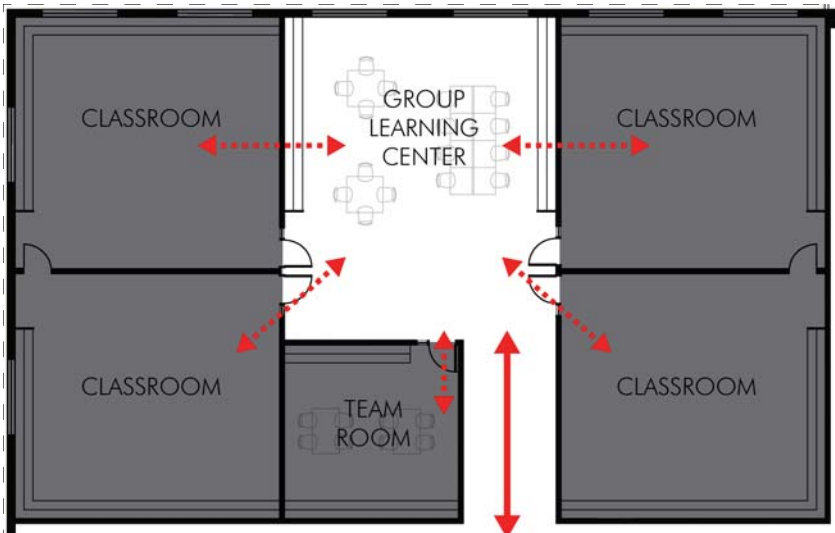
- Security Enhancements
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 - Increase Number of Security Cameras
 - Enhance Classroom Safety and Security with Lockable Doors
- Office Relocation
 - Secured Main Entry

2. STUDENT LEARNING SPACE

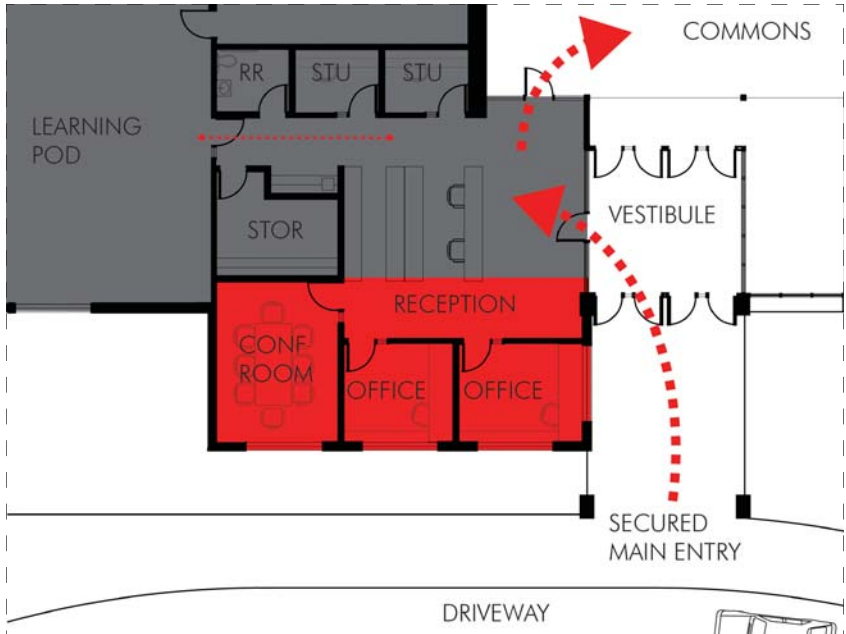
- Classroom Renovations
 - Eliminate Dead End Corridors (Safety Concern and Code Violation)
 - Reconstruct Classroom Partition Walls (Code Violation)
 - Increase Circulation Width
 - Create Learning Pods with Learning Center
 - Relocate 3 Classrooms in new Classroom Addition
 - Renovate Restrooms



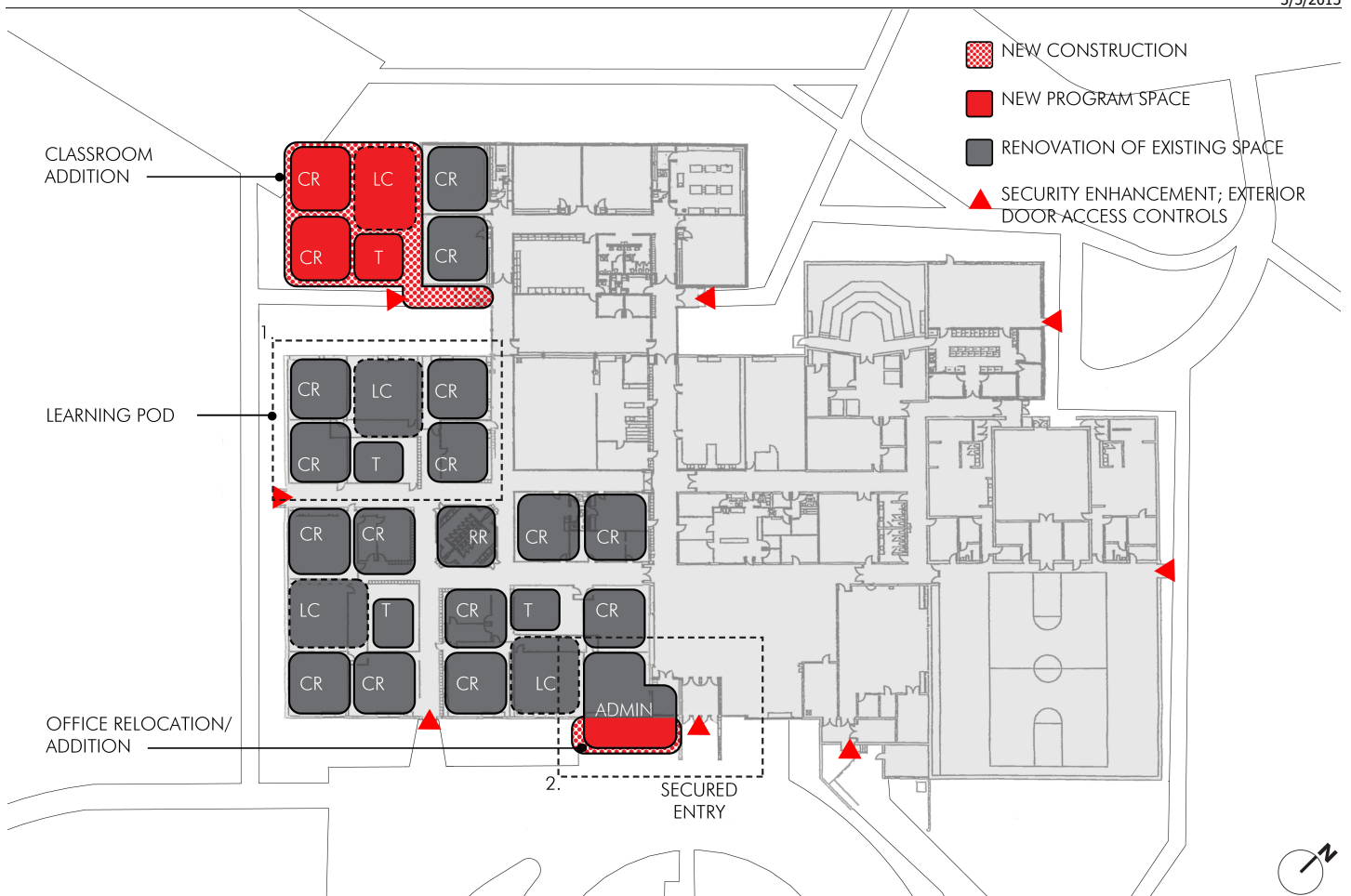
ENHANCED FLOOR PLAN



1. LEARNING POD DIAGRAM

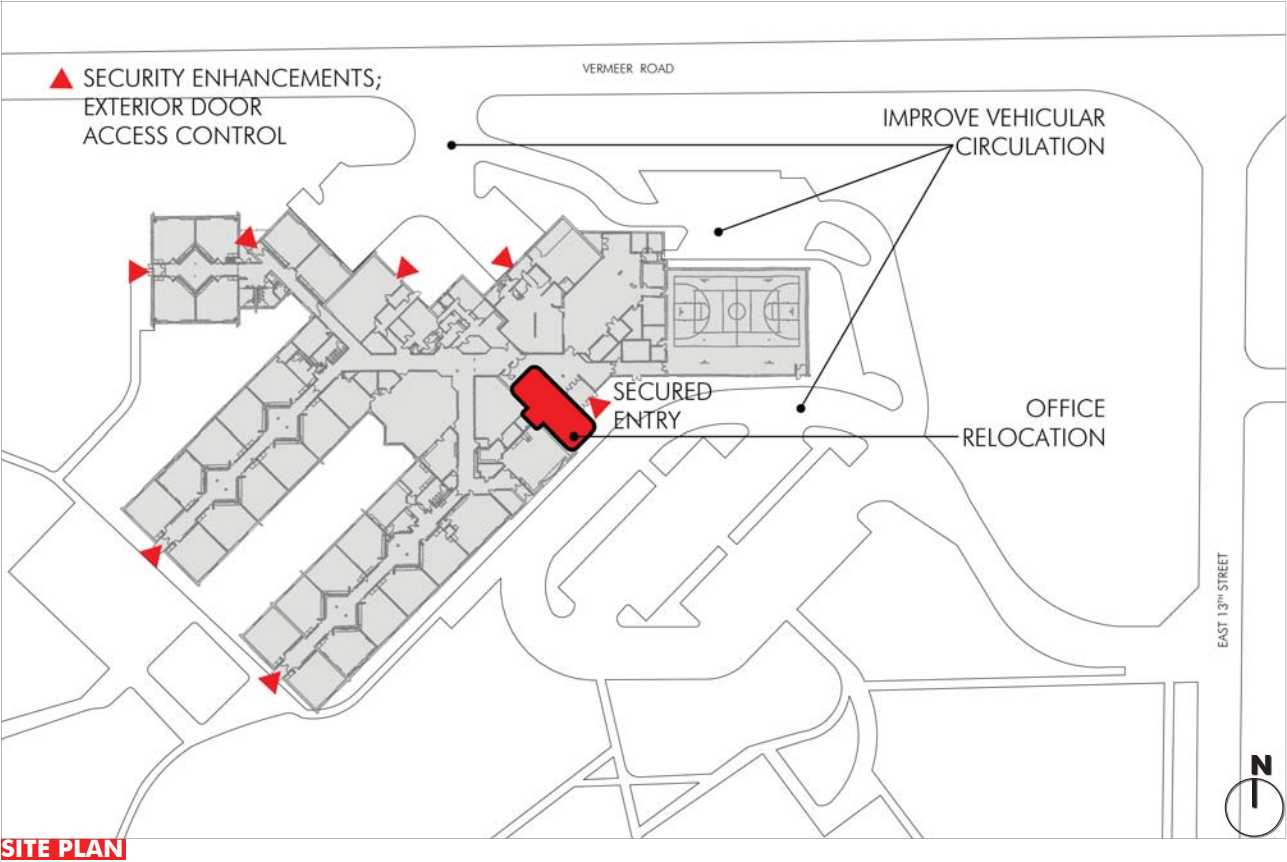


2. SECURED ENTRY DIAGRAM



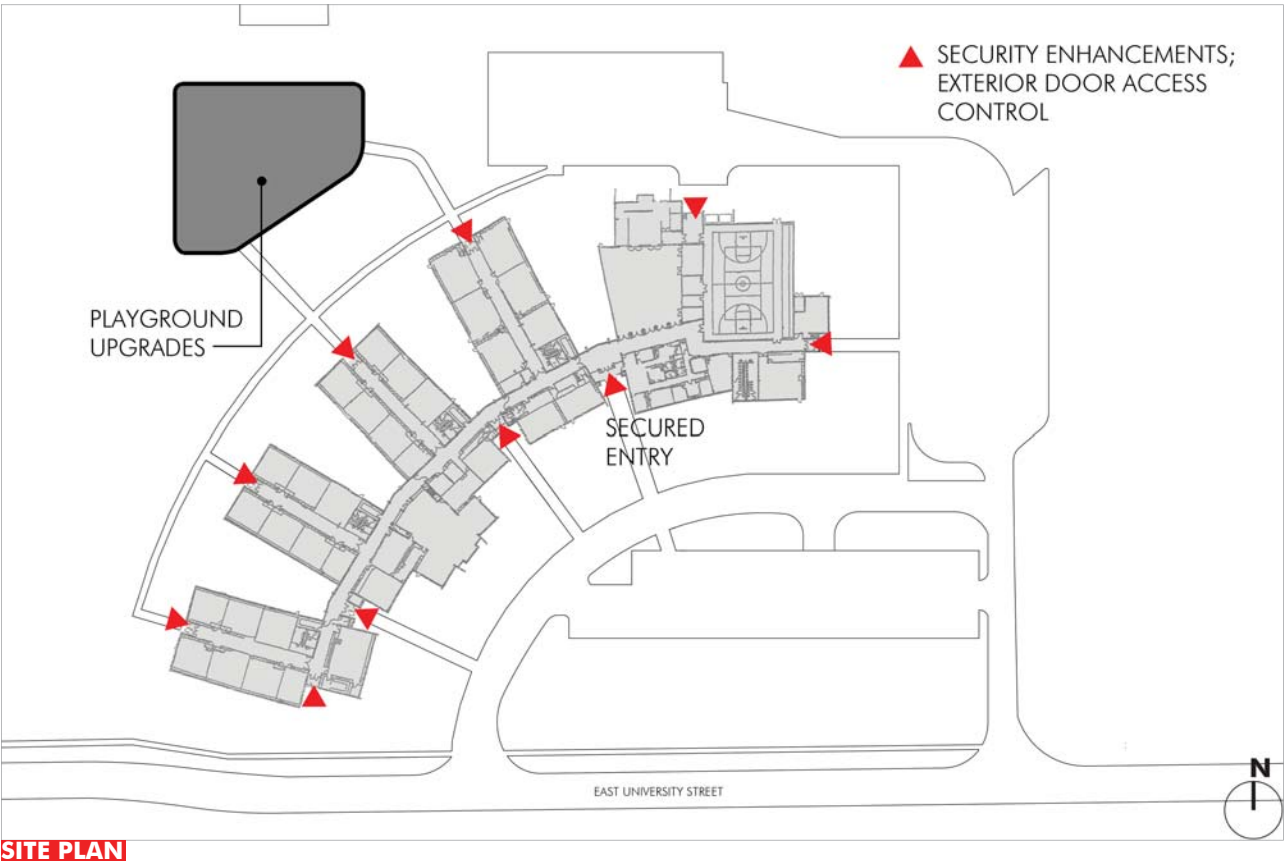
PELLA COMMUNITY SCHOOL DISTRICT FACILITY PLAN

JEFFERSON INTERMEDIATE SCHOOL



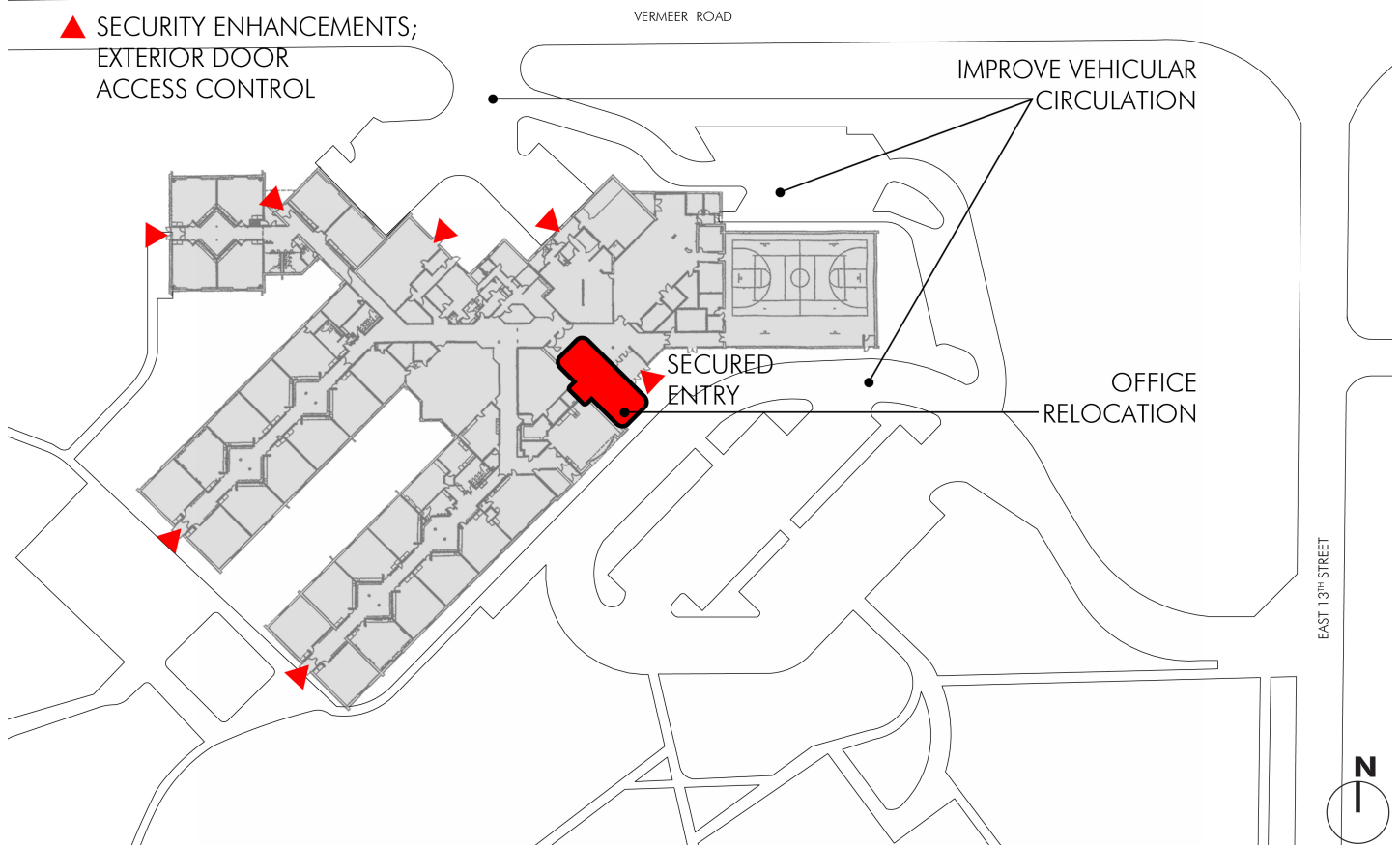
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 - Office Relocation
 - Secured Main Entry
 - Parking Vehicle Circulation
 - Improve Vehicular Circulation

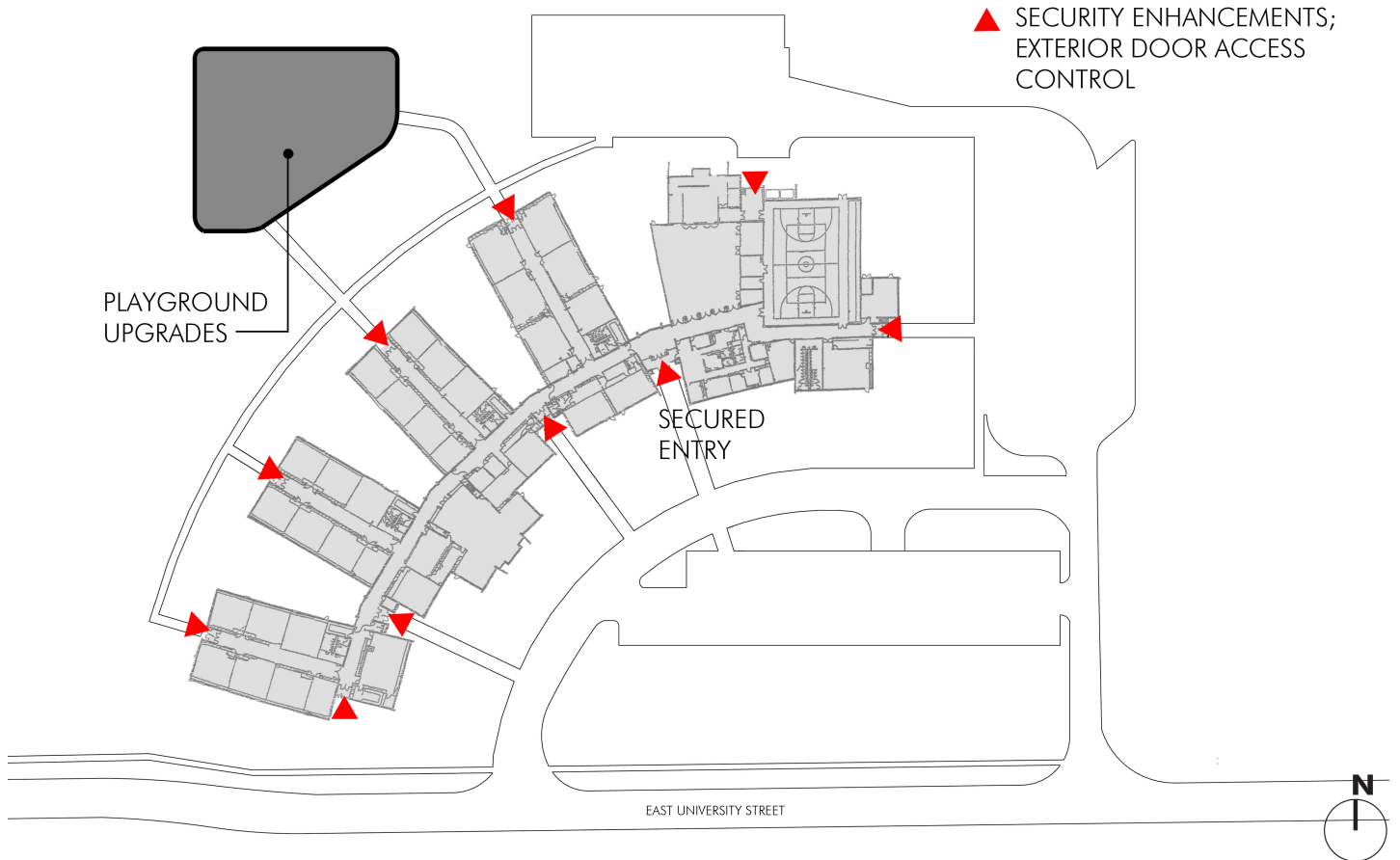
MADISON ELEMENTARY SCHOOL



- PROJECTS BY PRIORITY
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 - Increase Number of Security Cameras
 - Enhance Classroom Safety and Security with Lockable Doors

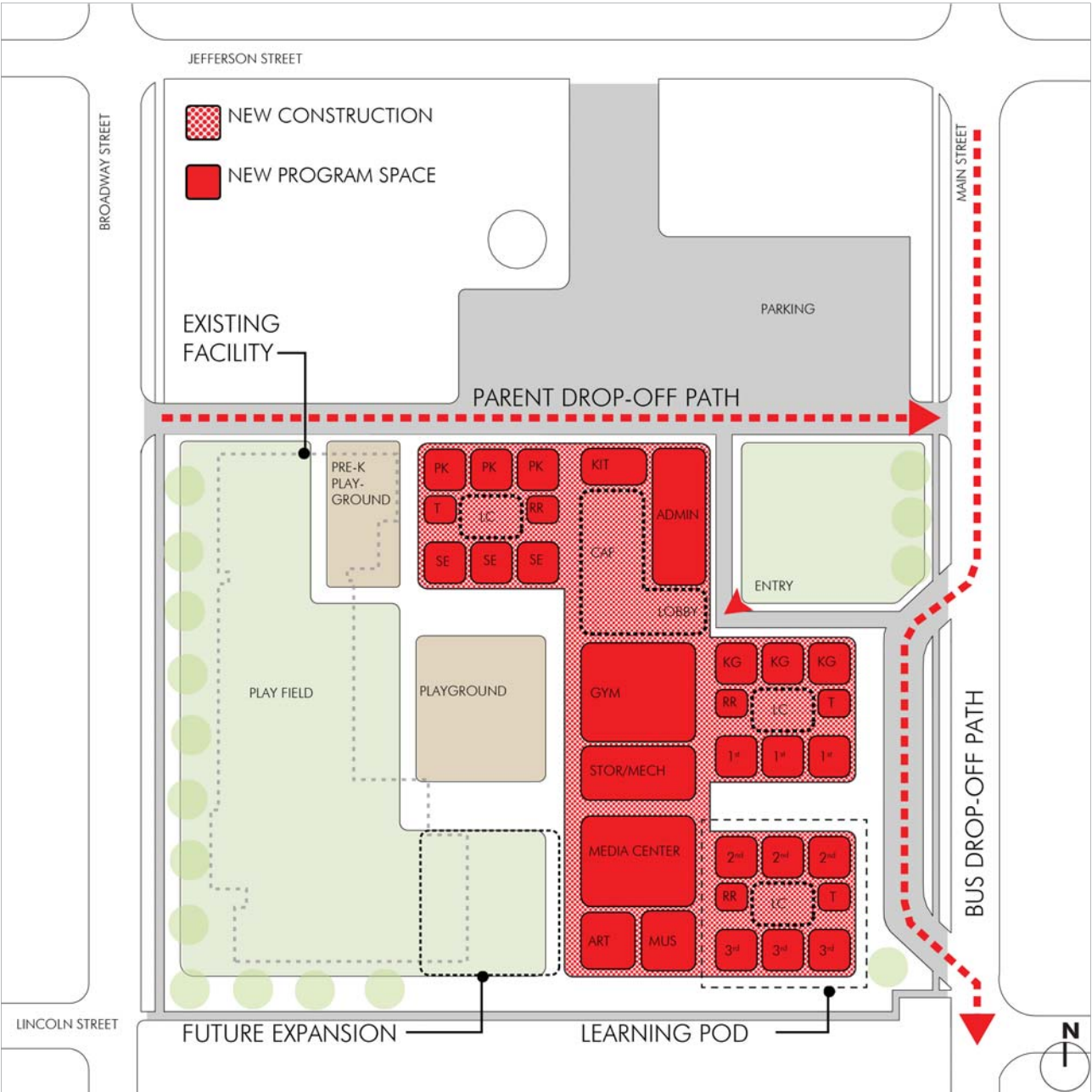






PELLA COMMUNITY SCHOOL DISTRICT FACILITY PLAN

LINCOLN ELEMENTARY SCHOOL



NEW FACILITY SITE PLAN

NEW FACILITY DESCRIPTION

In order to bring Lincoln Elementary School up to par with new district and national standards in elementary school design, The Pella Community School District strongly believes it is necessary to replace the existing, out of date facility with a new building, located on the existing property.

Relying on the latest research in school design, the proposed school would have a ‘learning pod’ layout. Each learning pod contains a shared, open group learning space. This centralized learning space is surrounded and accessed by classrooms and faculty support rooms. This kind of learning environment encourages student interaction and collaboration.

Classrooms within a learning pod are aligned in an East-West orientation in order to capture as much soft, reflected Northern light, through daylighting monitors while avoiding the harsh, severe light from the South.

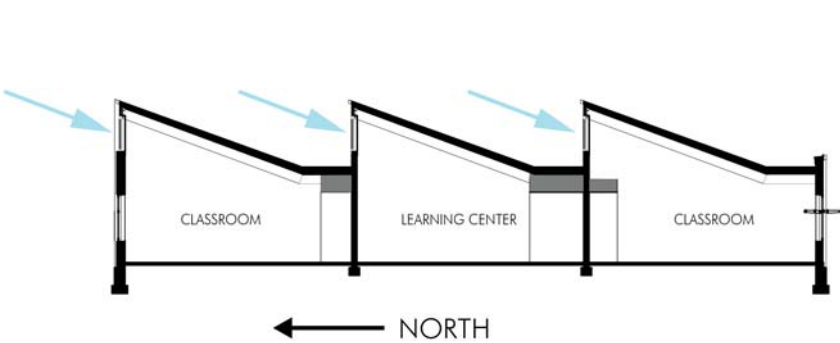
Classroom pods are then arranged around a centralized spine, containing all shared support functions of the school. These spaces include the Cafeteria, Gymnasium, Media Center, Art, Music, Storage, and Mechanical Spaces. The proposed facility also incorporates a Secured Main Entry adjacent to the Administrative Offices.



DAYLIT CLASSROOMS

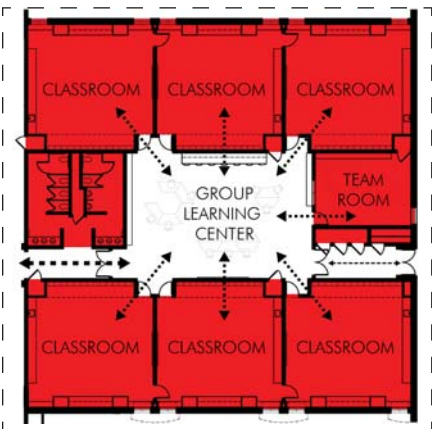


GROUP LEARNING CENTER



The building section above depicts soft, reflected North daylight penetrating the classrooms and learning center with through rooftop light monitors.

DAYLIGHTING MONITOR SECTION



LEARNING POD DIAGRAM



NEUMANN MONSON
ARCHITECTS

PELLA COMMUNITY SCHOOL DISTRICT FACILITY PLAN

CAREER ACADEMY

NEW FACILITY DESCRIPTION

Pella Community School District is partnering with Des Moines Area Community College (DMACC) and other local schools to bring focused career and technical education closer to high school students of the region. The design of the Career Academy concept in our region will have a fourpronged effect to its impact:

- 1. Train students in relevant and rigorous programs with handson experience.
- 2. Increase the interest for students in careers that are related to postsecondary programs and require further education.
- 3. Develop a workforce with a quicker

turnaround for local business and industry needs.

- 4. Encourage economic development and new business through a better trained workforce.

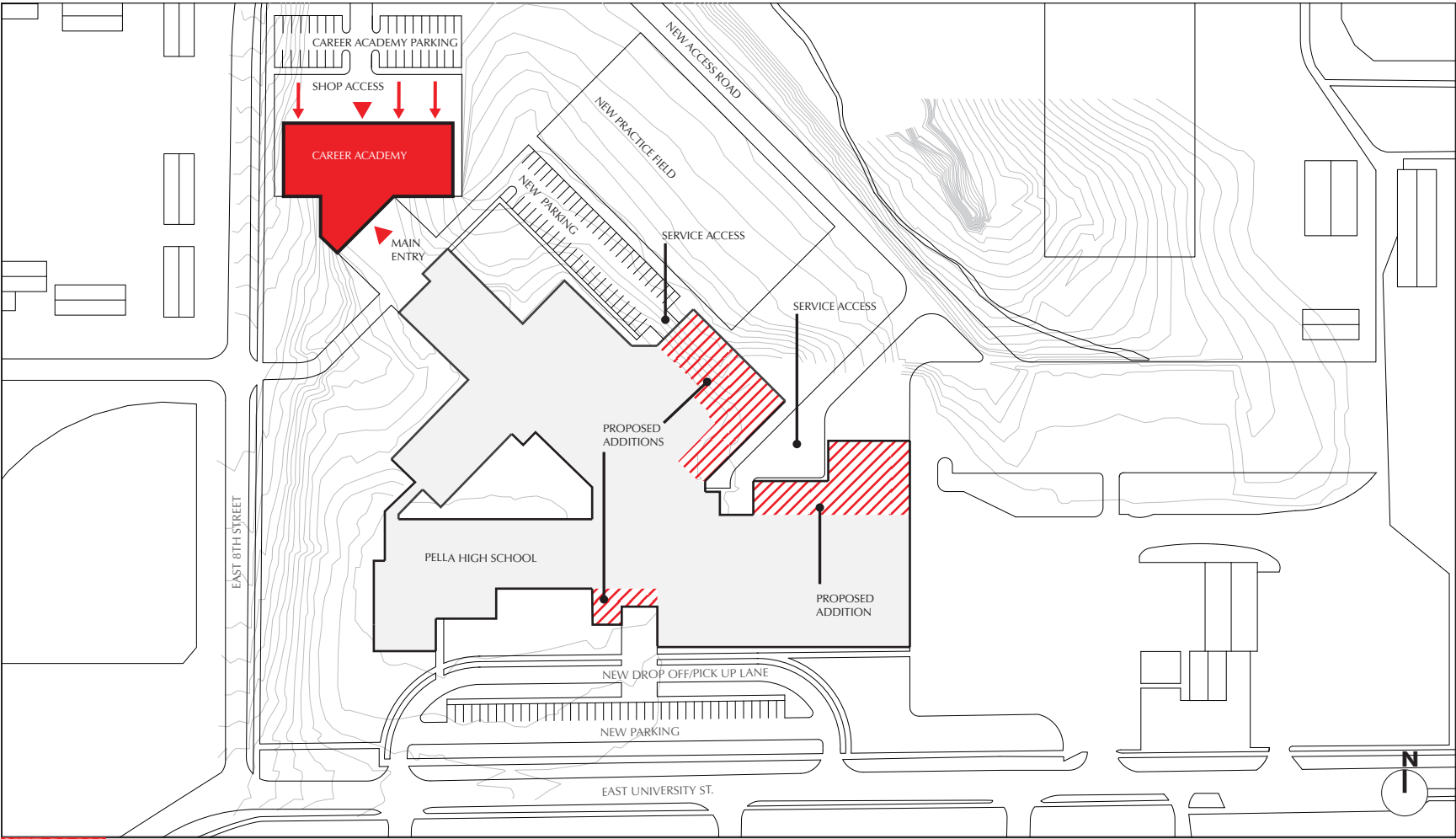
The systemic outcome:

- Keep students engaged in school and thus improving high school learning and completion.
- Develop a workforce through postsecondary training while keeping families in the region with good employment
- Support sound economic environment ripe for new development.

Programs being explored to offer at the Career Academy

- 1) Welding Technology
- 2) Advanced Manufacturing)
- 3) Ag Business
- 4) Information Technology
- 5) Health Occupations, Nursing
- 6) Project Lead The Way (engineering)
- 7) Construction Trades
- 8) Elementary and Secondary Teacher Academy
- 9) Auto mechanics
- 10) Criminal Justice
- 11) Culinary Arts Family Consumer Science
- 12) SchoolToWork

Career Academy programs are developed locally in conjunction with area employers based on business, industry and community needs. A key component is sharing of resources- instructor, facility, equipment, financial. Needs are identified and programming is planned with area high schools. These programs provide another “career pathway” for high school students. Students receive a high school diploma and college credit toward an Associate’s Degree.



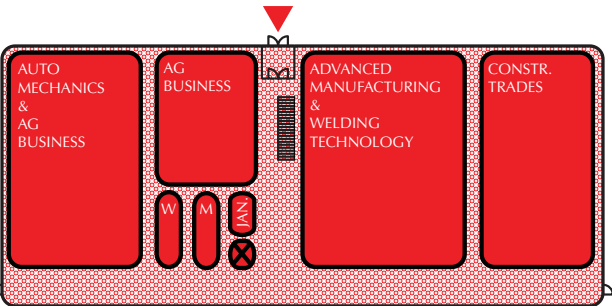
SITE PLAN



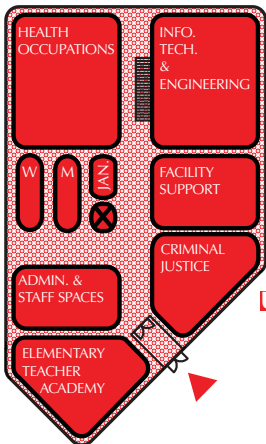
VIEW FROM THE NORTHWEST



VIEW FROM THE SOUTHWEST



LOWER LEVEL DIAGRAM



UPPER LEVEL DIAGRAM



NEUMANN MONSON
ARCHITECTS

PROJECT LIST

Proposal to Board of Education

SUMMARY

	Project List (1st Tier)	Project List (2nd Tier)	Project List (3rd Tier)	Project List (4th Tier)	
High School	\$18,401,000	\$0	\$3,231,000	\$ 34,080,000	<i>4th tier Projects not necessary</i> (Assuming High School additions are built, and a new Lincoln Elementary is built.)
Middle School	\$4,822,500	\$630,000	\$1,835,000	\$0	
Jefferson School	\$932,500	\$0	\$1,092,000	\$0	
Madison Elementary	\$112,500	\$0	\$0	\$0	
Lincoln Elementary	\$13,032,500	\$0	\$0	\$10,646,562	
District Project	\$0	\$740,000	\$1,300,000	\$0	
Project Total	\$37,301,000	\$1,370,000	\$7,458,000	\$44,726,562	

PROJECT LIST (1st Tier)

Listed by Ranking & Priority

No.	Building	Project Name	Description	Programmatic Info	SF			Duration (Months)		Dependencies	Budget
					Renovation	Addition	Demo	Design/Bid	Constr.		
Safety & Security Priority											
2C-3	High School	Security	a. Door Access/Card Readers	Assummed partial coverage at 40 doors	NA	NA	NA	5	6	Anytime Design & Construct all schools in one package	\$110,000
			b. Security Cameras	Assummed partial coverage at 30 cameras	NA	NA	NA				\$75,000
			c. Interior door locks		NA	NA	NA				
3C-5	Middle School	Security	a. Door Access/Card Readers	Assummed partial coverage at 20 doors	NA	NA	NA	NA	NA	Anytime Design & Construct all schools in one package (see 2C-3)	\$55,000
			b. Security Cameras	Assummed partial coverage at 15 cameras	NA	NA	NA				\$37,500
			c. Interior door locks		NA	NA	NA				
4C-5	Jefferson	Security	a. Door Access/Card Readers	Assummed partial coverage at 20 doors	NA	NA	NA	NA	NA	Anytime Design & Construct all schools in one package (see 2C-3)	\$55,000
			b. Security Cameras	Assummed partial coverage at 15 cameras	NA	NA	NA				\$37,500
			c. Interior door locks		NA	NA	NA				
5B-1	Madison	Security	a. Door Access/Card Readers	Assummed partial coverage at 20 doors	NA	NA	NA	NA	NA	Anytime Design & Construct all schools in one package (see 2C-3)	\$55,000
			b. Security Cameras	Assummed partial coverage at 15 cameras	NA	NA	NA				\$37,500
			c. Interior door locks		NA	NA	NA				
6C-5	Lincoln	Security	a. Door Access/Card Readers	Assummed partial coverage at 20 doors	NA	NA	NA	NA	NA	Anytime Design & Construct all schools in one package (see 2C-3)	\$55,000
			b. Security Cameras	Assummed partial coverage at 15 cameras	NA	NA	NA				\$37,500
			c. Interior door locks		NA	NA	NA				

2B-1	High School	Main Entry/Offices/Commons	Main entry security	540 SF add. + 1,040 SF renov.	16,618	3,580	2,000	10	15 (phased)	High School Arts Addition (relocated spaces for Commons expansion)	
			Office renovation	2,225 SF							
			Administration Addition	2,000 SF (Supt. Off.) + 1,040 SF (H.S. Off. Add.)							
			Finish floor elevations (ADA)	3,165 SF (lower floor, new ramps)							
			*Commons expansion/renovation	7,238 SF (seating for ???)							
			Access to outdoor courtyard	2,250 SF (patio & landscaping)							
			Restroom renovation	700 SF (includes adjacent stor. rm.)							\$2,600,000
			Demo Admin. Building	2,000 SF						demo	\$21,000
3B-2	Middle School	Office Relocation	Secured main entry	Relocate office adjacent to main entry	2,300	900	0	NA	NA	Design & Construct with Middle School Classroom Renov./Add. (see 3B-1)	\$590,000
4B-1	Jefferson	Office Relocation	Secured main entry Addition at main entry & renovate existing music room	Relocate all existing office and staff spaces; including reception, offices, heath, staff lounge, staff work room, staff restrooms, conf. room, etc.	1,700	1,250	0	4	6	Summer project	\$540,000
2A-2	High School	Drop-off/Pick-up	Main Entry circulation & parking, visitors & ADA	Allowance provided	22,000	0	0	NA	NA	Summer project	\$380,000
4A-3	Jefferson	Parking/Vehicle Circulation	Verify parking counts and better vehicle circulation	Additional parking stalls & reroute circulation for either cars or buses						Summer project	
Subtotals:					20,618	5,730	2,000				\$ 4,686,000

Student Learning Space Priority											
2A-1	High School (Community Hub)	Industrial Tech Facility	Analyze relocation possibilities	14,000 SF	0	14,000	0	10	12	Community Partnerships	\$2,670,000
			Possible combined program with Pella Christian, DMAC Community College, Vermeer, etc.	2 shops @ 3,400 SF, 2 offices, 2 classrooms, greenhouse, storage							
2B-4	High School	Arts Addition	*Relocated art department	4,000 SF + 13,872 SF demo	4,000	10,820	13,872	9	20 (phased)	Design & Construct with Athl. Renov./Add. (see 2B-	
			Relocated spaces from commons expansion	2,260 SF							
			Demo Remaining NE wing	13,872 SF							
			Fine arts addition; choir room, storage, scene shop, etc.	8,560 SF						demo	\$140,000
			Choir rm. 2,000SF, relocated spaces 2,015SF, scene shop 1,400 SF, storage 800 SF, mech. 400 SF							\$2,670,000	
2B-2	High School	Athletic Renovation/Addition	Secondary entry & athletic office	400 SF + 300 SF training	4,050	13,828	5,415	NA	NA	Design & Construct with Arts Add. (see 2B-4) Dependant on Indust. Tech. Facility (2A-1)	\$2,740,000
			*Wrestling room addition	3,528 SF (42'x84' - 2 mats) + 1,800SF							
			Fitness/weight room expansion	2,150 SF renov. + 3,000 SF add. (includes 900 SF to replace fitness)							
			Locker room addition/renovation (football/wrestling/visitor)	1,900 SF renov. + 4,000 SF add. (includes renov. exist. fitness to L.R.)							
			Athletic Storage	800 SF							
			Reorientate loading dock & service road								
			Demo existing Ag facility	5,415 SF							
6D-1	Lincoln	New Facility	Analyze Cost	Does not include land purchase or site work	0	58,659	34,359	12	18	demo	\$340,000
			Analyze location - existing property, near the other school facilities, or new property							Bond Referendum	\$12,600,000
3B-1	Middle School	Classroom Renovation/Addition	Eliminate dead-end corridors & increase circulation width	Includes SW classroom wing, restrooms, staff/guidance area, 2 NW classrooms in newer addition	22,708	4,600	0	7	12 (phased)	Design & Construct with Middle School Office Relocation (see 3B-2)	\$3,410,000
			Remove (3) classrooms & create learning centers								
			Replace moveable partition walls with full hieght walls								
			Renovate restrooms & solve acoustic issue								
			Replace classrooms with addition	3 classrooms @ 850SF, Learning Center @ 850 SF							
				Subtotals:	30,758	101,907	53,646				\$ 24,570,000

Facility Infrastructure Priority											
3C-4	Middle School	Gym MEP	HVAC upgrades	Includes ductwork, installation	NA	NA	NA	1	2	Anytime	\$350,000
4C-1	Jefferson	HVAC System Upgrade	a. A/C as planned when facility was built	Chiller Installation	NA	NA	NA	3	3	Anytime Preferably early spring	\$275,000
			b. Computer lab condensing unit replacement		NA	NA	NA				\$15,000
			c. Study exhaust & ventilation controls	Mechanical Study Only	NA	NA	NA				\$5,000
5A-1	Madison	Playground	Analyze site drainage	Budget allowance	NA	NA	NA	4	?	Summer Project	
			Address playground surface & overall size of playground								\$20,000
4C-3	Jefferson	Fire Alarm Upgrade	Detection coverage reviewed, add as necessary	Engineering study	NA	NA	NA				\$5,000
2C-2	High School	Fire Sprinklers	Phased; new additions at a minimum Goal - throughout entire facility	SF includes all areas of the facility not already included in other renovation projects	110,504	0	0	NA	NA		\$440,000
3C-2	Middle School	Fire Sprinklers	Phased; new additions/renovations at a minimum Goal - throughout entire facility	SF includes all areas of the facility not already included in other renovation projects	59,709	0	0	NA	NA		240,000
2C-4	High School	Intercom/Clock System Upgrades	Existing system past serviceable life Possibly install with office project	SF includes all areas of the facility not already included in other renovation projects	121,019	0	0	NA	NA		\$290,000
3C-3	Middle School	Intercom/Clock System Upgrades	Existing system past serviceable life Possibly install with office project	SF includes all areas of the facility not already included in other renovation projects	59,709	0	0	NA	NA		\$140,000
2C-1	High School	HVAC Systems Upgrade	a. Replace mechanical AHU in basement	New unit	NA	NA	NA	6	15 (phased)	Phased over 2 summers and with other Project Add/Renov.	\$50,000
			b. A/C replacement at Auditorium	AHU replacement (7)	18,000	0	0				\$350,000
			c. A/C throughout facility (possibly phased)	Existing sytems vary, exact cost will vary by area. \$35 to \$40 sqft average for HVAC replacement. Does not inlcude other items listed under 2C-1. Cost for 'better' system (Standard Geothermal); includes: ceiling work, some lighting upgrades and ductwork where required. Electric Service replacement may be required at additional \$60k.	110,504	0	0				
			d. Replace boilers	2 new boilers @\$85,000 ea. (old boilers abandoned.)	NA	NA	NA				\$5,260,000.00
			e. Ventilation at wrestling/football/locker room	ERV with preheat	NA	NA	NA				\$170,000
			f. Kitchen ventilation air	MAU unit, controls	NA	NA	NA				\$50,000
			g. Replace units at older gym	Includes Ductwork	NA	NA	NA				\$85,000
					NA	NA	NA				\$300,000
Subtotals:					479,445	0	0				\$8,045,000

Project Total: \$37,301,000

PROJECT LIST (2nd Tier)

Listed by Ranking & Priority

No.	Building	Project Name	Description	Programmatic Info	SF			Duration (Months)		Dependencies	Budget
					Renovation	Addition	Demo	Design/Bid	Constr.		
1A-3	District	Athletic Team Room	Analyze relocation possibilities	5,000 SF (similar size to existing warehouse building)	0	5,000	0				\$740,000
3B-5	Middle School	Structural Remediation	Cracked walls at former classroom addition		0	0	0			Allowance	
3B-4	Middle School	Athletic Addition	Locker room addition Athletic storage addition	(2) locker rooms at 1,200 SF each, 400 SF athletic storage	0	3,640	0				\$630,000
Subtotals:					0	8,640	0				\$ 1,370,000

PROJECT LIST (3rd Tier)

Listed by Facility

No.	Building	Project Name	Description	Programmatic Info	SF			Duration (Months)		Dependencies	Budget
					Renovation	Addition	Demo	Design/Bid	Constr.		
District											
1A-1		Admin Facility	Analyze relocation possibilities Opportunity for office upgrade and HS parking expansion	New facility - included in Project 2B-1	NA	NA	NA				
1A-2		Transportation Facility	Analyze relocation possibilities Opportunity for HS parking expansion and less traffic congestion	7,000 SF (similar size to existing)	0	7,000	0				\$1,300,000
				Subtotals:	0	7,000	0				\$ 1,300,000

High School Projects

2A-3		North Access Road	Entry/Exit access other than Unniversity (possibly E. 8th St.) to loop through site	1,200 LF, 24' wide, concrete road w/ curb & gutter	0	28,800	0				\$530,000
2A-4		Parking Expansion	Expand parking into existing admin./transportation facility area; add site lighting	Ashpalt parking lot; site lighting throughout	0	90,000	7,000				\$1,250,000
				Demo existing Transportation Facility							\$81,000
2B-3		Athletic Renovation	Existing locker room renovation	5,200 SF	5,200	0	0				\$530,000
2B-5		Kitchen/Building Services	Loading Dock/Receiving Service yard/entry Kitchen renovation/expansion (scramble kitchen) Building/maintenance storage		2,465	1,700	0				\$840,000
2B-6		Future Expansion	Future space needs Industrial Technoloby option	Planned location for future expansion. Programmtic requirements and associated budgets not known at this time.	NA	NA	NA	NA		NA	NA
Subtotals:					7,665	120,500	7,000				\$ 3,231,000

Middle School Projects											
3B-3		FCS/Art Renovation/Expansion	Expantion opportunity into existing office space	Renovate main office for art; 1,815 SF Renovate FCS & expand to old art room; 2,764SF (this space may be too large and could accommodate other needs)	4,579	0	0				\$570,000
3B-6		Future Expansion	Classroom addition w/ learning center	5 classrooms @ 850 SF, Learning Center @ 850 SF, teacher stor. @ 300	0	6,480	0				\$1,160,000
3C-1		Classroom Wing MEP	Upgrade fire alarm & egress lighting		20,795	0	0				\$70,000
3C-6		Electrical	Add electrical circuits (near Library) Tie into office upgrade & FCS renovation	Additional branch panel/feeder, circuits	NA	NA	NA				\$35,000
Subtotals:					1,053,060	385,267	67,646				\$ 1,835,000

Jefferson School Projects											
4A-1		Playground	Age appropriate equipment	PTO project?	NA	NA	NA				
4A-2		Site Drainage	Drainage issue at SE corner of building	Possible retaining wall	NA	NA	NA				
4B-2		Music Relocation/Addition	Renovate prior office space	Renovating the existing office location increases the music space SF from 1,700 to 2,950.	2,950	0	0				\$540,000
4B-3		Storage Addition	Athletic Storage General building storage	900 SF addition at North corner of gym, access from gym & multi-purpose room hallway	0	900	0				\$100,000
4C-2		Fire Sprinklers	Phased; new additions/renovations at a minimum Goal - throughout entire facility	68,040 existing SF; SF Budgets for project additions included in their individual project budgets	68,040	0	0				\$280,000
4C-4		Lighting Upgrade	Upgrade select areas to flourescent	Multipurpose and Media Center	3,750	0	0				\$30,000
4C-6		Plumbing Fixture Replacement	Replace plumbing fixtures and casework in south wing restrooms and classrooms with age appropriate fixtures & heights	15 fixtures in casework 11 other fixtures (water closets/urinals); Includes casework adjustments	NA	NA	NA				\$142,000
Subtotals:											\$ 1,092,000

PROJECT LIST (4th Tier)

Listed by Facility

High School Projects											
New Facility Option											
2D-1		New Facility	Analyze Cost	Includes SF of existing high school, plus all new proposed additions. Also includes basic site construction for utilities & parking. Does not include Industrial Technology Dept., land purchases or athletic field construction.	0	167,565	0				\$34,080,000
			Analyze location								
Subtotals:					0	167,565	0				\$ 34,080,000

Lincoln Elementary School Projects

Renovation/Addition Option											
6A-1		Drop-off on Broadway St.	ADA parking/entrance Analyze angled parking vs. drop-off lane	~14 x 250 = 3500 sf							\$56,562
6B-1		Office Relocation	Secured main entry	Renovate office space	1,492	0	0				\$270,000
6B-2		Facility Addition	Gymnasium	74'x96' gym, 256 SF Athl. Stor., 144 SF PE Off. (sim. to Madison)	0	24,300	0				\$4,770,000
			Media Center/Computer Lab	2,720 SF Media Center, 645 SF Story-telling, 645 SF Reading Area, 332 SF Work Room, 750 SF Computer Lab (sim. to Madison)							
			Classroom Addition	4 classrooms @ 850 SF ea.							
			Storage/MEP/Support	800 SF storage, 800 SF MEP, 400 SF restrooms							
			Analyze office location								
6B-3		Facility Renovation 1	Commons improvements	2,466 SF	6,824	0	0				\$930,000
			Kitchen improvements, MEP relocation	1,340 SF							
			Corridor connection to new addition	330 SF							
			Storage	780 SF							
			Classroom relocation to prior library & comp. lab	1,908 SF							
6B-4		Facility Renovation 2	Material upgrades, painting Windows Casework Restrooms Asbestos abatement	Entire existing facility minus project 6B-3	27,535	0	0				\$2,460,000
6C-1		HVAC System Upgrade	Boilers are near end of life	2 new boilers @\$60,000 ea. (old boilers abandoned.)	NA	NA	NA				\$120,000
			HVAC Upgrades small rooftop units or classmate units	Existing School Area only. \$27 to \$32 sqft average for HVAC replacement. Cost for classroom unit-type system; includes: ceiling work, some lighting upgrades and ductwork where required. Electric Service replacement may be required at \$50k. Includes roof flashing.	34,359	0	0				\$1,350,000
			Upgrade kitchen exhaust system (proper hood)		NA	NA	NA				\$125,000
			Study exhaust and ventilation controls	Mechanical study only	NA	NA	NA				\$5,000
6C-2		Relocate Flood-prone Electrical Service and Boilers	Locate to above grade	Boilers/Pumps/Piping replacement is recommended at \$175,000. Electrical service replacement at \$75,000. Additional MEP work at \$50,000. Architectural work included in 6B-3.	NA	NA	NA				\$300,000
6C-3		Fire Sprinklers	Phased; new additions/renovations at a minimum Goal - throughout entire facility	Piping will be exposed	34,359	0	0				\$140,000
6C-4		Intercom/Clock System Upgrades	Existing system past serviceable life		34,359	0	0				\$120,000
Subtotals:					138,928	24,300	0				\$10,646,562